

**MINUTES OF THE MEETING OF HAINFORD PARISH COUNCIL HELD ON
WEDNESDAY 14th JANUARY 2015 AT THE VILLAGE HALL**

Present: Cllr A Cowles (Chair)
Cllr S Howes
Cllr S Fuller
Cllr L Rogers
Cllr H Pointer
K Medler (Clerk)

In attendance: County Cllr D Roper

Parishioners: 5

1. APOLOGIES

Apologies were received from Cllr R Crisp and District Cllr P Carrick.

The Chairman advised Cllr A Southgate has resigned and as the Elections are in May the vacancy does not need to be advertised in the usual manner but the Council can simply co-opt a suitable candidate should they wish. All agreed to continue until the Elections, without co-opting, unless anyone comes forward.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interest or dispensation requests.

3. MINUTES OF THE LAST MEETING

The minutes of the meeting held on 19th November 2014 were agreed by all and signed by the Chairman.

4. REPORT ON MATTERS ARISING FROM THE MINUTES, NOT ON THE AGENDA

a. Buses through the village

Cllr S Howes confirmed he has heard nothing more from Sanders. All agreed in the circumstances no further action would be taken.

b. Recycling banks

Cllr S Fuller advised the Village Hall is hoping to retain the banks at the hall.

5. MATTERS FOR DISCUSSION AND ACTION

a. Play Equipment in Village

i) Monthly inspection reports

The Chairman and Cllr S Fuller reported all is in order however users should still be aware that the equipment is quite damp and slippery at this time of year.

ii) Weekly inspections

Four volunteers are completing the checks and are happy to continue.

Teresa Watker is standing down from any involvement with the play area now so will confirm to the Clerk who will organise the weekly inspections.

iii) Lease

The Chairman advised the Diocese are not prepared to remove the break clause which in effect means the Lease is really only valid for six months at a time. Teresa Watker confirmed she spoke to Edward Knowles at the Diocese in December and he was adamant the clause had to stay. This will make obtaining funding extremely difficult and with the uncertainty surrounding rural Schools, continuing with the Lease does not appear to be a viable option but perhaps it would be better to consider putting something on the land behind the Chequers PH. Teresa advised she has decided to stand down as she is disheartened with the Diocese lack of help to the community and the lack of villagers prepared to get involved.

The Chairman reminded the meeting that the reason they were trying to agree a Lease was to get security of tenure in order to obtain grant funding for new equipment but if the Lease will not give that, then in his view, there is no point in proceeding. The land behind the Chequers PH will include 1600sqm of recreational space which could be used for play equipment. When the play area was first spoken about the Chequers field was not in the equation. The Clerk confirmed if the Council decide not to proceed with the Lease they will be responsible for the Diocese costs (which have already been paid), our solicitors costs as quoted at the outset and possibly some 'extra' costs from NCC, if they have to pay to abort their part of the lease or change the paperwork to include the area the Council were going to take over. If the Lease proceeds the Council will still have paid the Diocese costs and will have to re-negotiate our Solicitors costs as work is becoming more involved than originally quoted for. There will also be the ongoing maintenance costs etc.

Following discussions all agreed the Council should pull out of the Lease and maintain the current Status Quo for as long as reasonably practical and look to the Chequers field for the future. The Chairman apologised for the time and effort which appears to have been wasted but until recently the Council did not really appreciate the implications of the break clause although they had questioned it from the outset.

d. Planning Applications *(this item was moved up the agenda by agreement of the Chairman)*

The Council was addressed by two gentlemen representing a landowner on Waterloo Road who is currently looking at a possible housing development to provide 18 bungalows for more elderly residents along with 9 affordable houses. The landowner is consulting only at this stage and has also contacted the District Council. Information was left for Councillors to review and it was agreed the matter will be formally discussed at the next Parish Council meeting and the Councils response agreed.

b. Proposed development on the Chequers Field

The Chairman advised he received the third draft Section 106 agreement in November and the Parish Councils solicitor has reviewed this and provided comments and also suggested some amendments to the wording to clarify matters.

The three main points to note are:

Covenants have been added to the agreement which were already on the land, so these will have to be accepted but are not onerous.

A nuisance clause has been added which both the Chairman and solicitor feel should be removed however if it is insisted that it stays the wording could be proposed as: Not to do or allow anything to be done on the Parish Council land which may be a nuisance as defined by case law and statute.

The Chairman is uncomfortable with the Allocations cascade and would like to see this altered but at present is not sure whether or not it can be – he would like to see Hainford residents fill the first five places of the Allocations Cascade. Additionally we have been advised today that the Housing Options Allocations Scheme Policy is out for consultation and the Chairman has asked BDC to review the revised Policy to advise if his proposed changes to the allocations cascade were in line with the revised Policy and how the proposed changes will affect the agreement. The Chairman proposed the Council agree the S106 agreement as amended by the Solicitor to move things forward and all agreed. The Councils solicitor has been appointed on a ‘review’ basis only and this doesn’t need to be changed at this stage. Saffron’s solicitors have given an undertaking to pay the Parish Councils costs, currently set at a maximum of £500 + VAT.

NCC has agreed to accept responsibility for the running costs of lighting on new estates providing Parish Councils require it and have asked if the Council want street lighting on the new development. It was unanimously agreed that lighting should not be installed.

2 members of the public left at 20:24

c. Gates to Millennium Car Park

It was noted that the gates are still being left open despite the School confirming the caretaker would close them. All agreed the Clerk should contact the Headteacher to clarify the position and also contact the Chairman of the PCC to stress the reasons why the gates were installed and the importance of closing them after use.

d. Planning Applications

20142041 – Woodside Cottage, Grange Road - No objections.

20121315 – Pinewood, Grange Road

The Chairman reported in District Cllr P Carrick’s absence that the Enforcement Department deal with compliance and they have confirmed they have written, and stressed, to the applicant that they must comply with Code 5 rules. The Enforcement Team rely on paperwork sent to them by the applicant to ensure compliance. The Chairman reiterated that the Parish Council just want assurances that policies ‘do what they say on the tin’. District Cllr P Carrick has agreed to keep a watchful eye on this.

e. Speed Watch / Traffic Calming

The Clerk stated she has contacted the Co-Ordinator, Jackie Matthews, who has advised she still has the ‘usual cohort of willing volunteers’ but no ‘new blood’ which was hoped for. Following discussion it was agreed the Scheme is not worth continuing with at this time. The Clerk will liaise with Jackie as to what happens to the equipment.

6. MATTERS TO REPORT

d. County Councillors Report *(this item was moved up the agenda by agreement of the Chairman)*

All focus is on Budgets at the moment and a meeting is set for February to finalise figures. There will be no increase in Council Tax.

The report on Schools mentioned in the EDP in November was ‘pulled’ as the content was inaccurate.

A consultation is currently running regarding the Federation of Hainford, Frettenham and St Faiths Schools.

The N&NUH went into emergency measures on the 27th December as they received as many calls in one day as they usually do in one week and simply couldn’t cope. Emergency measures were also called for in January but that related to elective surgery. Cty Cllr D Roper wants to reassure residents they should not be concerned about this.

County Cllr D Roper left the meeting at 20:50 and 1 member of the public joined.

5. MATTERS FOR DISCUSSION AND ACTION

f. Finance

i) The following accounts were presented for payment and were approved:

Mrs. K Medler (Expenses)	£38.42
HMR&C (PAYE x3)	£32.80
Norfolk County Council (Play area licence)	£150.00

The Clerks standing order was paid on the 5th December 2014 and 5th January 2015.

It was noted that a salary increase has been agreed by the NALC, SLCC and NJC and takes effect from 1st January 2015. The Clerks expenses this time also include a one off non-consolidated sum which was agreed with the salary increase.

ii) Financial statement for January 2015. The balance carried forward is £21,811.65.

Cllr H Pointer proposed the Council accept the statement and this was seconded by Cllr S Howes.

iii) Following discussions Cllr S Fuller proposed the Precept be agreed at £11,110 and this was seconded by Cllr L Rogers and agreed by all. This sum equates to a 1% rise on last year's Precept, although the overall increase per Band D property will be 1.47% (45p) due to the decrease in the grant given by BDC.

6. MATTERS TO REPORT

a. Correspondence

A survey has been received from the NALC and responses were agreed.

A consultation has been received concerning the Federation of Hainford, Frettenham and St Faiths Schools.

No-one had any comments they wished to put forward.

b. The Chairman and Cllr S Fullers report on the Neighbourhood Plans workshop attended

The Chairman advised he will circulate the information provided for Councilors to read but to put a plan together is a lengthy and time consuming process which require referendums.

c. District Councillors Report

The Chairman advised in Cllr P Carrick's absence he has been informed there will be no Council Tax increase.

7. RESIDENTS QUESTIONS

Sally Fletcher presented some ideas to the Council for how the land behind the Chequers field could be used.

It was agreed the information would be circulated for Councillors to digest but at this stage nothing could really be taken forward as planning permission has not been fully granted and even when it is granted, it will be a while before the land is transferred to the Council. The Chairman thanked Sally for the work completed.

The sign for Newton Road at the bottom of Lady Lane is falling apart. The Clerk will report.

The Chairman has been asked to pass on that whilst dog walkers are welcome to walk in the Woodland Burial Ground when it is completed they should not be doing so now.

8. MATTERS RAISED FOR FUTURE DISCUSSION

Play equipment in the village, proposed development on the Chequers field, consultation regarding development on Waterloo Road and Car Park gates.

9. DATE OF NEXT MEETING

The next meeting will be held on Wednesday 11th February 2015 at 7:30 pm in the Village Hall.

The meeting closed at 21:35